

091.A

0003

0003.A

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

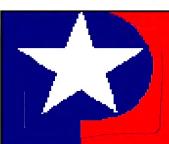
767,000 / 767,000

USE VALUE:

767,000 / 767,000

ASSESSED:

767,000 / 767,000


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
157		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HUANG CHUNHUI	
Owner 2: DONG HUIJUN	
Owner 3:	

Street 1: 157 WOODSIDE LN

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CHIOCCARIELLO JOHN B--ETAL -

Owner 2: CHIOCCARIELLO JACQUELINE M -

Street 1: 157 WOODSIDE LANE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1968, having primarily Wood Shingle Exterior and 1928 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6128	Sq. Ft.	Site			0	70.	0.99	5									422,689						422,700	

IN PROCESS APPRAISAL SUMMARY

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101								6128.000		344,300				422,700		767,000							
Total Card								0.141		344,300				422,700		767,000		Entered Lot Size					
Total Parcel								0.141		344,300				422,700		767,000		Total Land:					
Source: Market Adj Cost										Total Value per SQ unit /Card:		397.92		/Parcel: 397.92				Land Unit Type:					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	344,300	0	6,128.	422,700	767,000		Year end	12/23/2021
2021	101	FV	334,600	0	6,128.	422,700	757,300		Year End Roll	12/10/2020
2020	101	FV	334,600	0	6,128.	422,700	757,300	757,300	Year End Roll	12/18/2019
2019	101	FV	254,600	0	6,128.	428,700	683,300	683,300	Year End Roll	1/3/2019
2018	101	FV	240,900	0	6,128.	320,000	560,900	560,900	Year End Roll	12/20/2017
2017	101	FV	224,400	0	6,128.	289,800	514,200	514,200	Year End Roll	1/3/2017
2016	101	FV	224,400	0	6,128.	277,800	502,200	502,200	Year End	1/4/2016
2015	101	FV	220,100	0	6,128.	235,500	455,600	455,600	Year End Roll	12/11/2014

Parcel ID 091.A-0003-0003.A

!7465!

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHIOCCARIELLO J	69675-189		7/27/2017		753,000	No	No		
JABRE JOE/ETAL	23299-272		6/14/1993		187,000	No	No	Y	

PAT ACCT.

7465

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/26/2011	1356	Manual	5,090					reframe steps with	4/10/2017	Measured	DGM	D Mann
11/12/2008	1369	Redo Kit	16,298						4/27/2009	Measured	372	PATRIOT
									3/31/2000	Inspected	276	PATRIOT
									2/15/2000	Mailer Sent		
									2/15/2000	Measured	264	PATRIOT
									12/1/1981		KM	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 05 - Garrison	1	Rating: Average																			
Sty Ht: 2 - 2 Story		A Bath:	Rating:																		
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																		
Foundation: 1 - Concrete		A 3QBth:	Rating:																		
Frame: 1 - Wood		1/2 Bath: 1	Rating: Average																		
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:																		
Sec Wall:	%	OthrFix:	Rating:																		
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID															
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1													
Color: GRAY		A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O														
View / Desir:		Fpl: 1	Rating: Average			Other															
GENERAL INFORMATION				WSFlue:	Rating:	Upper															
Grade: C - Average		CONDOS INFORMATION				Lvl 2															
Year Blt: 1968	Eff Yr Blt:	Location:				Lvl 1															
Alt LUC:	Alt %:	Total Units:				Lower															
Jurisdct: G18	Fact: .	Floor:				Totals	RMS: 6	BRs: 3	Baths: 1	HB 1											
Const Mod:		% Own:																			
Lump Sum Adj:		Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD		Phys Cond: GD - Good	18. %	Exterior:	No Unit	RMS	BRs	FL													
Prim Int Wal 1 - Drywall		Functional:	%	Interior:	1	6	3														
Sec Int Wall:	%	Economic:	%	Additions:																	
Partition: T - Typical		Special:	%	Kitchen:																	
Prim Floors: 3 - Hardwood		Override:	%	Baths:																	
Sec Floors:	%	Total:	18.6 %	Plumbing:																	
Bsmnt Flr: 12 - Concrete				Electric:																	
Subfloor:				Heating:																	
Bsmnt Gar:				General:																	
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 1 - Oil																					
Heat Type: 3 - Forced H/W																					
# Heat Sys: 1																					
% Heated: 100	% AC:																				
Solar HW: NO	Central Vac: NO																				
% Com Wal	% Sprinkled																				
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:												
SPEC FEATURES/YARD ITEMS				PARCEL ID 091.A-0003-0003.A										IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:	Total Special Features:								Total:											